From: Gregory McClain
To: Amanda Acuna; lkranitzlaw@gmail.com
Subject: FW: Notice of public hearing for 2222 W. Rosecrans
Date: Monday, April 5, 2021 12:55:23 PM

Here is the correspondence from the neighboring property owner of the CUP for tomorrow night.

Gregg

From: Ron Dudash <ron.dudash@yahoo.com>
Sent: Monday, April 5, 2021 12:06 PM
To: Gregory McClain <GMcClain@cityofgardena.org>
Subject: Re: Notice of public hearing for 2222 W. Rosecrans

> Caution! This message was sent from outside your organization.

Hi Gregg,
Thank-you for holding my hand this morning with respect to subject CUP and showing me the path...
As discussed current list of concerns are noted below

1. Applicant has visibily significant stucco/ structure damage on east side face. This appears to be from a vehicle which implies there fails to be adequate clearance for safe egress. This needs to be immediately brought back to Building Code.

2. Exhibit B, item E denotes "LANDSCAPING" --- this is NOT landscaping--- it is a mud patch where applicant removed weather protection from adjacent building and left a 20 foot x 20 foot mud patch. This needs to be replaced with original paving.

3. There has been a large truck with expired tags stowed / abandoned in parking spaces 16 and 17 for more than 1 year. This needs to be immediately removed.

4. There is an "unpermitted" fence which in the past 2 weeks were "anchored" into the pavement along the applicant's EAST property boundary line. This needs to be immediately removed and replaced with a permitted and approved fence.

5. Applicant has known prior criminal background:
   1. domestic violence where APPLICANTS MOTHER issued a restraining order against applicant
   2. corporal injury to spouse / cohabitant
   3. spent at least 13 days in Los Angeles County jail
   4. Has been on probation for at least 5 years
   5. Assault/ Battery

If City of Gardena approves CUP then there is very strong possibility of additional city expense to cover likely issues given this license -- City needs to allow for these expenses given above.

6. It has taken applicant in excess of 5 years to repair damaged parking lot. This is excessive and a source of blight on our community. In order to repair the parking lot, the applicant had to trespass on adjacent property -which negatively impacted property operations. City needs to allow for applicants poor planning process and excessive time to resolve conflict which arise. Issues will come up, these issues need to be addressed in timely fashion give the ongoing residential developments
7. **Width for Emergency Vehicle egress FAILS to meet minimum building code standard even WITHOUT a fence. (above item 1)**
8. **Width for Vehicle egress will impact potential future development on adjacent property. (ref RHNA**

March 21 meeting where sites identified). Site plan indicated "2-way traffic" SITE PLAN IS IN ERROR and is barely single lane.
9. Applicant attempted to install "bandstand" with exterior lighting in fall / winter 2020-- we had to call Gardena Code Enforcement for adjudication.... This informs us and should inform COG of applicants intent.
10. Exhibit B - last page indicates 216 sq. ft. patio... this patio is NOT enclosed and will be likely "easy egress" for potential customers when leaving facility.

In conclusion-- if there were only one item -- then yes-- the dialogue would be easier.... However, given above and other items which i likely missed--- then these items require resolution with the vested stakeholders prior to approval of CUP.

Please feel free to call me for discussion.

Take Care, Be Safe,
Ron Dudash
714-673-8403

On Sunday, April 4, 2021, 5:05:19 PM PDT, Ron Dudash <ron.dudash@yahoo.com> wrote:

Hi Gregg,
I just rec'd Ray's forwarding request --- you need to be conscious of below.
Regards,
Ron Dudash

----- Forwarded Message -----
From: Ron Dudash <ron.dudash@yahoo.com>
To: communitydevelopment@cityofgardena.org <communitydevelopment@cityofgardena.org>; Raymond Barragan <rbarragan@cityofgardena.org>; Raymond Barragan <rbarragan@ci.gardena.ca.us>; Mimi Dudash <mdudash2001@yahoo.com>; aacuna@cityofgardena.org <aacuna@cityofgardena.org>
Sent: Sunday, April 4, 2021, 5:01:16 PM PDT
Subject: Notice of public hearing for 2222 W. Rosecrans

To the City of Gardena,
My wife and i own adjacent property to subject and are in receipt of the notice.

I have attempted directions provided within the hardcopy notice to retrieve the "related materials" online and NONE were available.
Additionally, subject item fails to appear on Gardena's posted permits and upcoming agenda.
Given this lack of acknowledgement for posted permits, upcoming agenda item and "related materials" mentioned--- is there still an attempt by applicant to apply for CUP #4-20?
Specifically our City's need to conduct Environmental Assessment #14-20?

I have AT LEAST SIX (6) unique and different concerns with respect to this CUP before proceeding.

Note that today is Easter Sunday April 4, 2021 ~ 5pm and promised materials (by the City of Gardena) were failed to be made available to the public in timely fashion.

Please contact me at 714-673-8403.

Regards,
Ron Dudash